

CROMWELL EUROPEAN REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted on 28 April 2017 under the laws of the Republic of Singapore (as amended, restated and supplemented))

PROXY FORM ANNUAL GENERAL MEETING

(Please see note overleaf before completing this Form)

NOTE: This Proxy Form may be accessed at Cromwell European Real Estate Investment Trust's ("CEREIT") website at the URL https://investor.cromwelleuropeanreit.com.sg/agm_egm.html and will be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

PERSONAL DATA PRIVACY

By submitting an instrument appointing proxy(ies), the unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 10 April 2023.

IMPORTANT:

1. The AGM (as defined below) will be held pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. The Notice of AGM will be made available on CEREIT's website at the URL https://investor.cromwelleuropeanreit.com.sg/agm_egm.html, and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. The Notice of AGM will also be published in the print edition of the Business Times on 10 April 2023 (Monday).
2. Alternative arrangements relating to attendance at the AGM (including arrangements by which the meeting can be observed via live audio-visual webcast or live audio-only stream), submission of questions in advance or during the AGM, voting at the AGM, and/or appointing proxy(ies) to attend and vote at the AGM, are set out in the Notice of AGM.
3. This Proxy Form is not valid for use by CPF/ SRS Investors and shall be ineffective for all intents and purposes if used or purported to be used by them. If a CPF or SRS investor wishes to appoint the Chair of the AGM as proxy, he/she should approach his/her respective CPF Agent Banks or SRS Operators to submit his/her votes by 3.00 p.m. on 17 April 2023 (Singapore Time), being seven (7) working days before the date of the AGM.
4. **Please read the notes overleaf which contain instructions on *inter alia*, the appointment of proxy to attend, speak and vote on his/her/its behalf at the AGM.**

I/We, _____ (name),
_____ (NRIC/Passport/Company Registration Number) of _____
_____ (address)

being a unitholder/ unitholders of CEREIT, hereby appoint:

Name	NRIC/Passport/Registration No.	Proportion of Unitholdings	
		No. of Units	%
Address			

Name	NRIC/Passport/Registration No.	Proportion of Unitholdings	
		No. of Units	%
Address			

or failing him/her, the Chair of the Annual General Meeting of CEREIT ("AGM") as my/our proxy to attend, speak and vote for me/us on my/our behalf at the AGM to be convened and held at Room 801, Level 8, 1 Marina Boulevard, Singapore 018989 on Wednesday, 26 April 2023 at 3.00 p.m. (Singapore Time), and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against, or to abstain from voting on, the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they will on any other matter arising at the AGM.

No.	Ordinary Resolutions relating to:	For *	Against *	Abstain *
1.	To receive and adopt the Trustee's Report, the Manager's Statement, and the Audited Financial Statements of CEREIT for the financial year ended 31 December 2022 and the Auditors' Report thereon.			
2.	To re-appoint Deloitte & Touche LLP as Auditors of CEREIT and to authorise the Manager to fix the Auditors' remuneration.			
3.	To authorise the Manager to issue Units and to make or grant convertible instruments.			
4.	To approve the renewal of the Unit Buy-Back Mandate.			

* If you wish for your proxy to cast all your votes "For" or "Against" a resolution, please indicate with a "v" in the "For" or "Against" box provided. Alternatively, please indicate the number of Units as appropriate. If you wish for your proxy to abstain from voting on a resolution, please indicate with a "v" in the "Abstain" box provided. Alternatively, please indicate the number of Units that your proxy is directed to abstain from voting.

Dated this _____ day of _____ 2023

Total Number of Units Held

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

IMPORTANT: PLEASE READ NOTES TO PROXY FORM ON REVERSE PAGE



Postage will be paid by addressee. For posting in Singapore only.

**BUSINESS REPLY SERVICE
PERMIT NO. 09523**



CROMWELL EREIT MANAGEMENT PTE. LTD.
(AS MANAGER OF CROMWELL EUROPEAN REIT)
c/o The Unit Registrar,
Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

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Notes:

1. A proxy need not be a unitholder of CEREIT.
2. (a) A Unitholder who is not a relevant intermediary (as defined below) is entitled to appoint not more than two proxies to attend, speak and vote at the AGM. Where such Unitholder's Proxy Form appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the Proxy Form.
(b) A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the AGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints more than one proxy, the number of Units in relation to which each proxy has been appointed shall be specified in the Proxy Form.

"relevant intermediary" means:

- a. a banking corporation licensed under the Banking Act 1970 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
 - b. a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001 of Singapore, and who holds Units in that capacity; or
 - c. the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
3. A unitholder should insert the total number of units held. If the unitholder has units entered against the unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), the unitholder should insert that number of units. If the unitholder has units registered in the unitholder's name in the Register of Unitholders of CEREIT, the unitholder should insert that number of units. If the unitholder has units entered against the unitholder's name in the said Depository Register and registered in the unitholder's name in the Register of Unitholders of CEREIT, the unitholder should insert the aggregate number of units. If no number is inserted, this Proxy Form will be deemed to relate to all the units held by the unitholder.

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4. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - a. if submitted by post, be lodged at the office of CEREIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
 - b. if submitted electronically, be submitted via email to CEREIT's Unit Registrar at cerait2023agm@boardroomlimited.com; orin each case, by 3.00 p.m. on 23 April 2023 (Singapore Time), being 72 hours before the time fixed for the AGM.
A unitholder who wishes to submit the Proxy Form by post or email must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.
5. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
6. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
7. The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed, illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register not less than 72 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.
8. Any reference to a time of day is made by reference to Singapore time.